

**TOWN OF GRANBY
PLANNING AND ZONING COMMISSION
May 27, 2014
MINUTES**

Present: Paula Johnson, Chairwoman, Margaret Chapple, Charles Kraiza, Chris Chinni, Eric Lukingbeal, James Sansone, and Linda Spevacek. Also present was Francis Armentano, Director of Community Development.

The meeting opened at 7:03 p.m.

ON A MOTION by Linda Spevacek, seconded by Charles Kraiza, the Commission voted to approve the minutes of May 13, 2014. All approved. Chris Chinni abstained.

Public Session:

Ralph Eustis, 20 Silkey Heights Drive, asked the Commission about 2 lots located at the end of Silkey Heights Drive. The lots are known as 123 and 132 Old Messenger Road and were reconfigured as shown on a map titled Lot Line Revision, Prepared for Amelia Rugland by Denno Land Surveying and Consulting, LLC dated 8/26/13, sheet 1 of 2. The Town recently provided the owner with a Right of Way across a 50 foot strip of land extending from the cul-de-sac of Silkey Heights Drive to the Rugland property, as shown on the above referenced map.

Public hearings:

None scheduled

New Business:

At 7:06 p.m., the Commission opened for discussion an application seeking a modification to the site plan previously approved for 7 Mill Pond Drive, regarding the design of the existing drive-thru window lane and the size and location of the service window for Dunkin Donuts, File Z-8-14. Scott Fanning from Sloane Associates, of Plainville, noted they are required by the Dunkin Donuts corporate Office to remodel the store every 10 years. As a part of the remodel, they are seeking to construct a new drive-thru window and to realign the existing drive-thru lane. An outline of the plan was shown on a map prepared by Pustola and Associates, Schematic Site Plan Showing Proposed Drive-Thru Addition, dated 1/31/14, Project No. 12001.06. It was stated that the requested changes will have minimal impact on the site and that they meet all setback requirements. The materials they will be using will be harmonious with what is there now, and the improvements will make using the drive thru much more user friendly. The Commission members discussed the proposal with the applicant and appeared to agree with the proposed changes. Fran Armentano commented on the changes. The previous approval was briefly discussed along with a letter from the former Police Chief and the matter was closed.

ON A MOTION by Chris Chinni seconded by Charlie Kraiza, the Commission voted to approve an application seeking to construct a new service window and to realign the existing drive-thru lane as outlined on a map prepared by Pustola and Associates, Schematic Site Plan Showing Proposed Drive-Thru Addition, dated 1/31/14, Project No. 12001.06, for 7 Mill Pond Drive, File Z-8-14. All Approved.

Receive Applications:

No new applications have been received.

Staff Reports and Correspondence:

Fran briefly discussed a variety of activities including the status of Holcomb Farm, gas line, road improvements, excavation amendments and housing rehabilitation. He asked the Commission for their thoughts on the earth berm which was constructed along the frontage of 566 Salmon Brook Street and stated that he felt it was far in excess of what was presented to the Commission in the Site Plan prepared for JRS Construction, File, Z-3-14. The members agreed it is too high and could cause problems with plantings etc. Fran stated that he would discuss the matter with the applicant. Fran noted that Emily Hultquest of CRCOG would be speaking to the Plan of Conservation and Development Committee at the next meeting, scheduled for 6-3-14. The PZC Commission members are welcome to attend.

Commission discussion of items of interest or concern:

The use of Alternate members was discussed particularly during the months of June and July. The use of alternate members has proven to be very beneficial. Paula asked about the agenda for the next meeting. At this point it appears that the June 10, 2014 meeting will be canceled.

The meeting adjourned at 7:20 p.m.

Respectfully submitted,

Anne Winsor
Acting Recording Secretary